

The property referenced above is currently under contract for purchase by HTEK Holdings, LLC. Upon purchase of the building, it would be leased to the operating company of Achieve Center, which is Burns & Hunsaker, LLC d/b/a Achieve Center. Both HTEK Holdings, LLC and Burns & Hunsaker, LLC are each owned by Eric Burns and Hal Hunsaker, each with a 50.000% interest in each LLC, respectively.

The property is currently owned and operated by the First Church of Christ Scientist which currently operates it as a meetinghouse. The Achieve Center is currently leasing space at 1111 N Mission St in Wenatchee and has been in business in Wenatchee for over 10 years. The Achieve Center provides pediatric speech, physical, and occupational therapy to children with developmental disabilities and delays. There are currently three speech language pathologists and one physical therapist, along with six additional therapy assistants. More than 95% of all services provided by the Achieve Center are billed to commercial insurance, Medicare, and Medicaid; all of those services are billed using American Medical Association CPT Codes. All therapists are licensed therapists by the Washington State Department of Health. All therapy assistants are either licensed or certified as assistant therapists.

Normal business hours for the Achieve Center are currently from 8:00 AM to 6:00 PM, Monday through Friday. The Achieve Center would maintain those business hours at its new location. Peak times are from 2:00 PM to 6:00 PM on business days.

The Achieve Center is seeking to grow its practice and would like to purchase the referenced property and expand it to meet its needs. The Achieve Center currently operates in approximately 3,650 leased space, and also leases approximate 1,100 of office space for back office personnel in office space along Wenatchee Ave.

The first Phase, or Phase I, would consist of purchasing the building and making necessary renovations to conduct therapy services in the existing square footage. Phase II would consist of adding additional treatment rooms and therapy gyms on the main floor and adding administrative offices, an employee kitchen, an employee bathroom, and storage space in the basement. No client services would be provided in the basement. Until Phase II is complete, administrative personnel would continue to be located in the current back office space leased on Wenatchee Ave. In Phase I, all therapy staff would move to the referenced property and its current location at 1111 N Mission St would be closed.

The existing building is 3,234 square feet. The size of the lot is 35,719 square feet. Phase I would consist of minor renovations to the interior with no structural renovations to the exterior. Phase II would extend the main floor approximately 1500-1650 square feet to a total of 4,734-4,884 square feet on the main floor (plus a basement of equal size to the addition).

**Timing**

Our expected closing date on the purchase of the referenced property is May 30, 2014. It is expected that Phase I would commence by July 1, 2014 and be completed prior to August 31, 2014. Our therapy staff would then move in to Phase I and close its current location at 1111 N Mission St. Phase II would then commence and it would be expected that it would be completed prior to August 31, 2015.

**Phase I Proposed Renovations**

Phase I proposed renovations would consist of removing approximately six non-weight-bearing walls and adding additional walls/doors to make five treatment rooms, a conference room, two therapy gyms,

a lobby/reception area, a receptionist office, and to modify the utility room. All paint, flooring, and lighting would be updated. Each office would have phone and data wiring added as needed. No addition or changes to exterior windows would be made, except to change the front entrance door to a more modern entrance typical for a clinic setting. The north exterior door, however, may need to be relocated to accommodate ADA requirements, but otherwise no structural changes would be made to the exterior. No other changes to the exterior would be made. Also, no changes are proposed to the landscaping or parking lot for Phase I.

**Phase II Addition**

The proposed addition comprising Phase II would add approximately 1500-1650 square feet on the main level and the same square footage on the basement, directly below the addition. The proposed addition would be to the building directly on the north side only of the existing building. The lot slopes down at the point from the main building to the sidewalk along Parkway Avenue. The basement would therefore likely be partial daylight. An entrance/exit would be added along the west side of the building to gain access to the basement from the parking lot. No client services would be provided in the basement. The basement would only be used for administrative offices, an employee kitchen, an employee bathroom, and storage.

The addition on the main level would add six additional treatment rooms and two treatment gyms. Each treatment room would require phone and data wiring. No plumbing would be required to any of the treatment rooms or treatment gyms. Plumbing would only be required to the conference room (in Phase I) for a sink and faucet, and to the basement for an employee bathroom and kitchen.

As a part of Phase II, the existing exterior of Phase I would be updated to match the addition of Phase II, and would include a combination of rock, stucco, and wood siding.

Landscaping and parking lot changes would be made during Phase II per a Landscape Plan pursuant to Wenatchee City Code requirements. It is anticipated that we would expand the parking on the west and south sides of the lot, taking out the junipers, adding additional parking stalls as required, and landscaping the portion of the lot that is currently not landscaped on the far west side of the lot. This would include the addition of retaining walls on the west and south sides of the lot if required.

## WAC 197-11-960 Environmental checklist.

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

##### 1. Name of proposed project, if applicable:

Achieve Center

##### 2. Name of applicant: HTEK Holdings, LLC

##### 3. Address and phone number of applicant and contact person:

Eric Burns, P.O. Box 2994, Wenatchee, 509-888-2505

##### 4. Date checklist prepared: April 28, 2014

##### 5. Agency requesting checklist: City of Wenatchee Department of Community and Economic Development

##### 6. Proposed timing or schedule (including phasing, if applicable):

We would like to move the Achieve Center to the property in August, 2014.

Construction of the addition would commence as soon as possible thereafter.

##### 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, in order to make this property suitable for the Achieve Center, we would need to construct an addition, as set forth in our CUP application materials.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None of which we are aware.

10. List any government approvals or permits that will be needed for your proposal, if known.

We need a conditional use permit to operate the Achieve Center (speech, occupational, and physical therapy clinic), and a building permit to construct the addition.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The property consists of about .82 acres with a building of about 3,234 square feet currently being used as a church. We are proposing to use the building for a speech, occupation, and physical therapy clinic, and to construct an addition of about 1,650 square feet with a basement of about 1,500 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 1500 S. Mission St. The parcel number is 222015140075. The legal description is Parcel C, SS#742.

TO BE COMPLETED BY APPLICANT

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**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other . . . . .
- b. What is the steepest slope on the site (approximate percent slope)?  
50% in localized areas, 35% in larger areas

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

We will need to expand the parking lot as outline in our CUP materials. This will require us cut into the hillside surrounding the parking lot and create a retaining wall, or terraced retaining walls.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The property is currently landscaped. That landscaping will be maintained or improved to minimize any erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

54% Impervious surface area

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The property is currently landscaped. That landscaping will be maintained or improved to minimize any erosion.

a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No known emissions other than those from cars driving into the parking lot.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not of which we are aware.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

**3. Water****a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  
None of which we are aware.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
No.

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.  
No.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There is a connection to the city sewer.

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

There is a connection to the city storm water drainage system. Additional drain(s) will likely be installed in the parking lot connected to the city system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The only waste goes into the city sewer system.

## d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Adding drain(s) to the parking lot, which will also be connected to the city storm water drainage system.

## 4. Plants

## a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☐ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

## b. What kind and amount of vegetation will be removed or altered?

When the parking lot is expanded, the landscaping removed will be replaced or improved as possible.

## c. List threatened or endangered species known to be on or near the site.

None.

## d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The existing landscaping will be maintained and improved as required by the CUP.

## 5. Animals

## a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other:

## b. List any threatened or endangered species known to be on or near the site.

None.



c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

## 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, from PUD used for heating and cooling of building, and electricity needs of a clinic.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None.

## 7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

No.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

None.

## b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction of the addition during normal business hours.

3) Proposed measures to reduce or control noise impacts, if any:

None.

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

The property is currently used as a church. Adjacent properties are high-density residential (apartment complex, etc.)

b. Has the site been used for agriculture? If so, describe.

Not of which we are aware.

c. Describe any structures on the site.

A building used as a church of about 3,234 square feet.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

High density residential with a residential mixed use corridor overlay.

f. What is the current comprehensive plan designation of the site?

Residential High with Mixed Residential Corridor

g. If applicable, what is the current shoreline master program designation of the site?

None.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not of which we are aware.

i. Approximately how many people would reside or work in the completed project?

Approximately 16 employees during peak hours, and as few as 5 employees during non-peak hours.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

We are submitting an application for a conditional use permit.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

24 feet above grade to highest proposed roof peak. Wood / cementitious siding similar to existing. Composite architectural shingles to match existing. Stucco to replace dated cultured stone.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Merely light from a clinical office building during normal business hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None of which we are aware.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The property is across Parkway Avenue from Lincoln Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

None.

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The property is on the corner of S. Mission Street and Parkway Avenue. There is access to the property from each of these streets.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Complete project proposed to have 28 parking stalls, replacing 16 existing and adding 12 new.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 50-70 vehicular trips per day. Peak volumes would occur between 2:00 PM and 6:00 PM, Monday-Friday.

- g. Proposed measures to reduce or control transportation impacts, if any:

None.

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No additional utilities needs are anticipated, other than those associated with the above-mentioned addition to the building.

#### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  

Date Submitted: 4-30-2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.